


MEMORANDUM

TO: South Weber City Mayor and Council

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Barry Burton – South Weber City Planner
Mark B. Larsen – South Weber City Public Works Director

**RE: ROYAL FARMS ESTATES PHASE 4
Final Review**

Date: June 5, 2014

Our office has completed a review of the Final Plat and Improvement Plans for the Royal Farms Estates Phase 4 Subdivision. We recommend approval, and offer the following comments.

PLAT

1. A 60' ROW is being proposed which does not meet the current City Code (which requires 70' ROW's). However, because this subdivision received preliminary approval back in June 2004 when the City Code did required 60' ROW's, we concur that a 60' ROW should remain.

FOLLOWING APPROVAL

2. When the improvement plans are in final approved form, our office requests an electronic (pdf) set. These plans should be stamped and signed by the developer's licensed Professional Engineer. Our office will affix our approving language and signature to this set and email a copy to the City and the developer's engineer. This set will be used by the developer's engineer to issue construction drawings. Only signed and approved improvement plans will be allowed in the field during construction.
3. The developer must provide our office with a detailed engineer's cost estimate of the required improvements. When approved, this estimate will form the basis for the establishment of an escrow account and the developer's agreement along with the associated construction guarantee. This needs to be provided and approved before construction can start. However, the escrow account does not need to be created until the developer desires to have the plat recorded.
4. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with our office and the City staff to review construction requirements.
5. Following construction, we request an electronic copy of the record drawings for the purpose of updating the city base map and utility maps. Electronic data should be compatible with AutoCAD 2008 or later.